



CITY OF HAM LAKE

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CITY OF HAM LAKE CITY COUNCIL AND ECONOMIC DEVELOPMENT AUTHORITY MINUTES MONDAY, MARCH 3, 2025

The Ham Lake City Council and Economic Development Authority met for its regular meeting on Monday, March 3, 2025 at 6:00 p.m. in the Council Chambers at the Ham Lake City Hall located at 15544 Central Avenue NE in Ham Lake, Minnesota.

MEMBERS PRESENT: Mayor Brian Kirkham and Councilmembers Jim Doyle, Andrew Hallberg, Al Parranto and Mike Van Kirk

MEMBERS ABSENT: None

OTHERS PRESENT: City Attorney, Hannah Spencer; City Engineer, Dave Krugler; and Deputy City Clerk, Dawnette Shimek

1.0 CALL TO ORDER - 6:00 P.M. – Pledge of Allegiance

2.0 PUBLIC COMMENT – None

3.0 SPECIAL APPEARANCES/PUBLIC HEARINGS – None

4.0 CONSENT AGENDA

These items are considered to be routine and will be enacted in one motion. There will be no separate discussion of these items unless a Councilmember or citizen so requests, in which event the item will be removed from the Consent Agenda and considered in normal sequence. (All items listed on the Consent Agenda are recommended for approval.)

4.1 Approval of minutes of February 18, 2025

4.2 Approval of claims in the amount of \$164,627.70

4.3 Approval of completed probationary period for firefighters

4.4 Code Committee Recommendation:

1) First Reading of an Ordinance regarding Article 11-830 Display of Numbers

Motion by Van Kirk, seconded by Doyle, to approve the March 3, 2025 Consent Agenda as written. All in favor, motion carried.

5.0 PLANNING COMMISSION RECOMMENDATIONS

5.1 Jeff Entsminger, Entsminger Enterprises, LLC, requesting Preliminary and Final plat approval and rezoning of portions of land from R-1 (Single Family Residential) to R-A (Rural Single Family Residential) for Entsminger Estates located at 2045 Constance Boulevard NE (3 Single Family Residential lots and 1 outlot) in Section 16 (this is considered the First Reading of a rezoning Ordinance)

Motion by Kirkham, seconded by Parranto, to concur with the Planning Commission and approve the Preliminary Plat and Final Plat, and rezoning portions of land from R-1 (Single Family

Residential) to R-A (Rural Single Family Residential), of Entsminger Estates, a three lot, one outlot residential subdivision in Section 16 as presented by Jeff Entsminger, Entsminger Enterprises, LLC, subject to demolishing the existing house and buildings on Lot 2, removing the fence between 16337 Mankato Street NE and the northern lot line of Lot 2, sealing the existing well and abandoning the existing septic system on Lot 2, combining Outlot A with the 16337 Mankato Street NE parcel before any building permits will be issued for lots within the plat, dedicating a 15-foot-wide bike path easement adjacent to the drainage and utility easements along the southerly portion of Lots 1, 2 and 3 which will be credited toward required parkland dedication fees of \$2500 per lot, paying a \$200 drainage fund contribution for each lot, meeting the requirements of the City Engineer, and meeting all City, State and County requirements. All in favor, motion carried. This is considered the first reading of a rezoning ordinance.

6.0 ECONOMIC DEVELOPMENT AUTHORITY – None

7.0 APPEARANCES – None

8.0 CITY ATTORNEY – None

9.0 CITY ENGINEER

Engineer Krugler reminded the Council that the Anoka County Highway Department is having an open house on March 27, 2025 from 5:00 p.m. to 7:00 p.m. at the Church of St. Paul to share concepts regarding the Highway 65 NE and Bunker Lake Boulevard NE intersection improvement project. Engineer Krugler added that the current plan being considered is that Highway 65 NE be constructed to go over Bunker Lake Boulevard NE and a double roundabout be constructed under Highway 65 NE to control the Bunker Lake Boulevard NE traffic.

10.0 CITY ADMINISTRATOR – None

11.0 COUNCIL BUSINESS

11.1 Committee Reports

Councilmember Doyle stated that he and Mayor Kirkham met for a Road Committee Meeting to discuss priorities and timelines for the construction of two service roads. Councilmember Doyle stated that the priorities are for the construction of the service road located east of Highway 65 NE, from Crosstown Boulevard NE, south to 171st Avenue NE and the service road located southwest of Highway 65 NE and Constance Boulevard NE from Central Avenue NE to Buchanan Street NE. Councilmember Doyle stated these projects need to move forward so the City doesn't lose any money already granted to the projects. Councilmember Doyle stated that the City is also looking into applying for additional money for the projects.

11.2 Discussion and consideration of the First Reading of the Wetland Bank Ordinance (tabled at the December 2, 2024 and February 3, 2025 City Council meetings)

Attorney Spencer was present representing Attorney Berglund. Attorney Spencer stated that there are three things the Council needs to address: what the monitoring fee should be and how it should be divided; the maintenance fee and the parkland dedication fee. Attorney Spencer added that any changes the Council requests will be drafted into the ordinance. Mayor Kirkham stated that the collection of a monitoring fee would be for the monitoring of the wetland bank. Mayor Kirkham stated the City of Ham

Lake is impacted by three different watershed districts, which include the Coon Creek Watershed District and they would be responsible for their district; and the City of Ham Lake is the LGU (Local Government Unit) for the Sunrise River Watershed District and the Upper Rum River Watershed District and the way that the monitoring fee would be set up is to be on an hourly basis as billed to the City by the City Engineer and that would be included in the fee schedule for the City. Mayor Kirkham stated that he would like to not require a maintenance fee being it is unlikely that the City would ever take the property over and a fee shouldn't be charged without justification. Mayor Kirkham stated that currently these lands are sod fields and minimal taxes are paid by the property owners. Mayor Kirkham stated that these wetland bank properties will be rezoned and the property will be taxed higher. Councilmember Van Kirk agreed with Mayor Kirkham. Councilmember Parranto stated that if trails and easements are obtained on these properties, how will they be maintained. Mayor Kirkham stated that the developer would be required to pay parkland dedication fees. Mayor Kirkham stated that the City of Ham Lake collects \$2,500.00 per lot for parkland dedication fees, which is in line with surrounding cities like Blaine collects \$4,800 per unit, East Bethel collects \$2,000.00 and Oak Grove collects \$2,300.00. Mayor Kirkham stated that the parkland dedication fees collected for wetland banks would be \$2,500 per wetland credit. Councilmember Van Kirk ask Attorney Spencer if she sees a problem with the City not charging maintenance fees. Attorney Spencer stated that she and Attorney Berglund discussed that wetland banks have only been established by the legislature since 2009 and what if, in the future, the legislature changes the structure and that could cause unexpected fees and it would be somewhat prudent to have some money with the caveat of ways the money can be used. Engineer Krugler stated that the wetland bank is permanent, and the city would need approval from BWSR (Minnesota Board of Water and Soil Resources) to do anything on the property and he does not see BWSR requiring the City to do anything with the land. Councilmember Van Kirk stated that he does not want the city to sit on money and would rather take money out of the general or parkland fund if needed. Mayor Kirkham stated that property values surrounding the wetland bank property will increase in value and therefore increase tax base. Councilmember Hallberg stated these areas will be quite secluded and is concerned with dumping on the property and would this be the city's responsibility to clean-up the property. Councilmember Doyle asked if the maintenance fee could be addressed later if there becomes a problem. Attorney Spencer stated the Council could change the code in the future, but the amended code would not apply to property where the credits are already sold. **It was the consensus of the City Council to direct the City Attorney to amend the proposed wetland bank ordinance to eliminate the maintenance fee, keep the monitoring fee and parkland dedication fees.** This is considered the first reading of an ordinance.

11.3 Announcements and future agenda items – None

Motion by Hallberg, seconded by Parranto, to adjourn the meeting at 6:24 p.m. All in favor, motion carried.



Dawnette Shimek, Deputy City Clerk